

James Thomson & Son

SOLICITORS & ESTATE AGENTS

57 MELLERSTAIN ROAD,
KIRKCALDY.



ATTRACTIVE 3 x BEDROOM SEMI-DETACHED VILLA
WITH LARGE GATED DRIVEWAY & SPACIOUS GARAGE

OFFERS IN EXCESS OF £198,000 INVITED

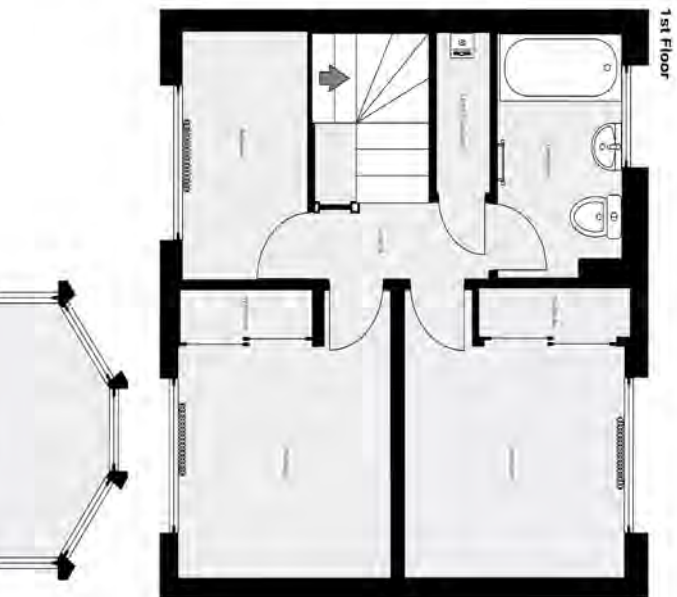
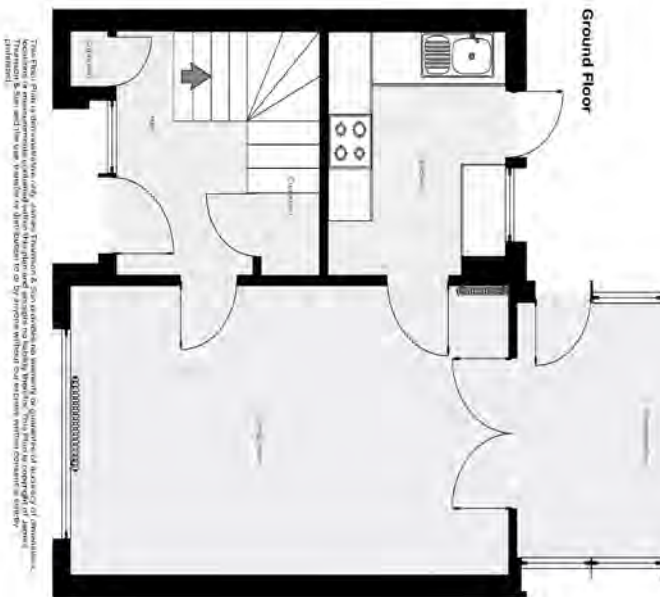


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This plan is for information only and does not constitute an offer of a contract. It is subject to the terms and conditions of the contract. The plan is not intended to be used as a guide for the layout of the property. The plan is not intended to be used as a guide for the layout of the property.

DESCRIPTION

This desirable, spacious, 3 x Bedroom semi-detached villa is located in a popular and sought after area of Kirkcaldy, close to Fife Central Retail Park, schools, shops, parks, bus routes, easy access to A92 for commuting and all amenities.

The property itself features uPVC double glazing, gas fired central heating and is offered for sale complete with all fitted carpets, floorcoverings, blinds, curtains, all kitchen appliances, fixtures & fittings.

ACCOMMODATION

All dimensions are at widest points.

LIVING ROOM: 19'7" x 10'5" (w Side)
KITCHEN: 8'9" x 7'11" (SE Corner)
CONSERVATORY: 11'11" x 9'3" (S Annex)
BEDROOM ONE: 10'5" x 9'10" (NE Corner)
BEDROOM TWO: 10'5" x 9'6" (NW Corner)
BEDROOM THREE: 9' x 5'7" (SW Corner)
BATHROOM: 10'8" x 5'7" (SE Corner)

GARDEN

The front Garden is fenced and features grass, flower beds & shrubs.

REAR GARDEN

The south facing rear garden benefits for sunshine all day and is fenced and features a patio areas, stone chips, grass, a wooden shed and rotary clothes dryer.

DRIVEWAY

The large gated 6 x car driveway is paved & has stone chips.

GARAGE

There is a spacious single car garage with up-and-over door.

COUNCIL TAX Band D

BROADBAND Up to 1 Gb/s

HEATING Gas fired central heating.

ENTRY Early entry can be given (no chain).

TO VIEW Apply to Selling Agents.

OFFERS In excess of £198,000 are invited.



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